

HOUSING SURVEY

1976



city of Gaithersburg

planning department

HOUSING SURVEY
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INTRODUCTION

Since 1972, the City of Gaithersburg Planning Department has completed periodic housing surveys to update data originally available in the 1970 Census. Surveys have been produced in 1972, 1973, and 1974. This 1976 survey is the fourth revision. The current housing stock is derived from records maintained by the City Department of Planning and the Department of Licenses and Inspections.

The City of Gaithersburg has experienced a great deal of growth since 1970, rendering 1970 Census information virtually useless. With this in mind, City staff completes an annual Housing Survey to provide updated information for the public's use. By evaluating the composition of the existing housing stock, the City can make decisions relative to future housing and development goals. The number of new dwelling units noted each year means a concurrent increase in population. With this information in hand, staff can make intelligent estimates as to population projections. Such population figures enable the City to effectively plan for the provision of future facilities and services.

As a final point of information, the rate of housing completions can be compared to the number of building permits issued to ascertain: 1) the validity of building permits as a measure of growth; 2) time needed to complete a unit; and 3) number of units actually constructed per year.

The survey also attempts to touch briefly upon the relationship between income and housing availability to determine if the average resident of the City can indeed afford rental or owner-occupied housing. A closer look at this situation reveals that the spiraling increase in housing costs has priced many area residents out of the housing market. A more in-depth review of rent levels as

opposed to housing prices was made due to the overwhelming percentage (66.8%) of multi-family dwellings in the City.

POPULATION

The 1976 population estimate for the City of Gaithersburg is 26,012 persons. The population figure is derived from a 1976 count of 10,611 housing units. Appropriate persons per dwelling unit figures for each type of unit as well as a vacancy rate figure derived from M-NCPPC's preliminary data in the 1977 Census Update Survey were utilized to obtain the population count. The 1976 estimate reveals a 3.4% increase over the 1975 reported population. However, it should be noted that the 1975 figure was tabulated in the early part of the year while the 1976 estimate was completed in December of 1976. Therefore, this 3.4% increase in population actually reflects growth in the City over a period of close to two years.

Figures noted in Table I indicate substantial population increases in the early 1970's (i.e., 40% noted 1972-1973), with the rate abruptly dropping off at that point. The sewer moratorium, first instituted in 1970, obviously impacted development enough to slow the City's growth to a snail's pace. A total of only 128 building permits were issued for residential dwellings in the City during 1974, 1975, and 1976. This situation was also indicative of the difficult economic times the building industry was experiencing. The increase in dwelling units that the survey documents is due to the completion of several long-term residential projects which were at various stages of construction at the time of the last housing survey. The completion of many of these projects (i.e., Village Overlook, Fireside, Westleigh, and West Riding) accounts for much of the increase noted between early 1975 and late 1976.

HOUSING UNITS

A review of population figures since 1960 reveals the tremendous growth the City has absorbed over the past 16 years (see Table I). Population and dwelling units have more than tripled since 1970. The average number of persons per dwelling unit (for all types) has remained relatively constant and fairly low due to the high number of multi-family units in the City. Over the years, the composition of the housing stock as to type has not deviated significantly. Apartments have dominated the inventory and continue to comprise approximately 60% of all units in the City. While the percentage increase in apartments over the past six years has been overwhelming (212%), the increase in single family units over a comparable time period (59%) is negligible. The City has added only 100 single family units per year to its stock over the last six years.

Over the years, the most significant modification of the housing inventory has been the appearance of the condominium as a part of the tally in 1975. The only recordable increase in this sector of the stock was registered between 1975 and 1976 where an addition of 1,741 units to the number of condominiums is noted. This increase reflects conversion activity, although some new construction of condominiums is included.

TABLE I
CITY OF GAITHERSBURG
POPULATION AND HOUSING UNITS
1960-1976

	Change 1960-1970					Change 1970-1976				
	1960	1970	#	%	1972	1973	1975	1976	#	%
Population	3,847	8,344	4,497	+117	17,192	24,217	25,155	26,012	17,668	+211
<u>HOUSING UNITS</u>										
SFD	657	1,026	369	+56	1,292	1,377	1,480	1,627	+601	58.6
Apartments	442	1,961	1,519	+344	3,995	5,718	5,697	6,113	+4,152	+212.0
Townhouses	-	-	-	-	853	1,554	1,698	1,021	-	-
Condominiums	-	-	-	-			109	1,850	-	-
TOTAL UNITS	1,009	2,987	1,978	+196	6,140	8,649	8,984	10,611	7,624	+258
Average Person Per Unit	3.8	3.0	-	-	2.8	2.8	2.8	2.5	-	-

Sources: 1960 Census of Housing
1970 Census of Housing
Housing Survey-City of Gaithersburg (1975)

TABLE II
1976 Housing Stock: Unit Breakdown

<u>Type Unit</u>	<u>Number of Units</u>	<u>Percent Total Units</u>
Single family	1,627	15.3
Townhouses	1,021	9.6
Apartments	6,113	57.6
Condominiums ¹	<u>1,850</u>	<u>17.4</u>
TOTAL	10,611	100.0

Source: City of Gaithersburg Planning Department

¹Includes both townhouse and apartment condominiums:

Townhouse Condominiums	876
Apartment Condominiums	<u>974</u>
	1,850

A review of the current (1976) housing stock reveals a continued dominance of multi-family housing units as a part of the City's housing stock. The figures reveal that between 1970 and 1976, total units in the City have increased more than 2-1/2 times. When the City's housing stock is compared to a breakdown of the County's (utilizing M-NCPPC's categories), the number of multi-family units becomes even more apparent.

TABLE III
City-County Housing Stock: A Comparison

	<u>City of Gaithersburg*</u>		<u>Montgomery County</u>	
	<u># Units</u>	<u>% of Total Stock</u>	<u># Units</u>	<u>% of Total Stock</u>
Single Family ¹	3,524	33.2	130,822	66.5
Multi-family	7,087	66.8	65,636	33.5
TOTAL	10,611	100.0	196,458	100.0

¹Includes townhouses

*Condominiums are distributed by tenure

Source: City of Gaithersburg Planning Department, Forecast-People, Jobs and Housing
Montgomery County Planning Board

POPULATION YIELD

TABLE IV
City of Gaithersburg
1976 Population by Unit Type

	<u>Units</u>	<u>Vacancy Rate</u>	<u>Persons/ D.U.</u>	<u>Population Yield</u>
Single Family Dwellings	1,627	3%	3.5	5,523
Townhouses	1,897	3%	3.0	5,520
Apartments	7,087	4%	2.2	14,969
TOTAL	10,611			26,012

Source: City of Gaithersburg Planning Department
Preliminary Data - 1977 Census Update, M-NCPPC

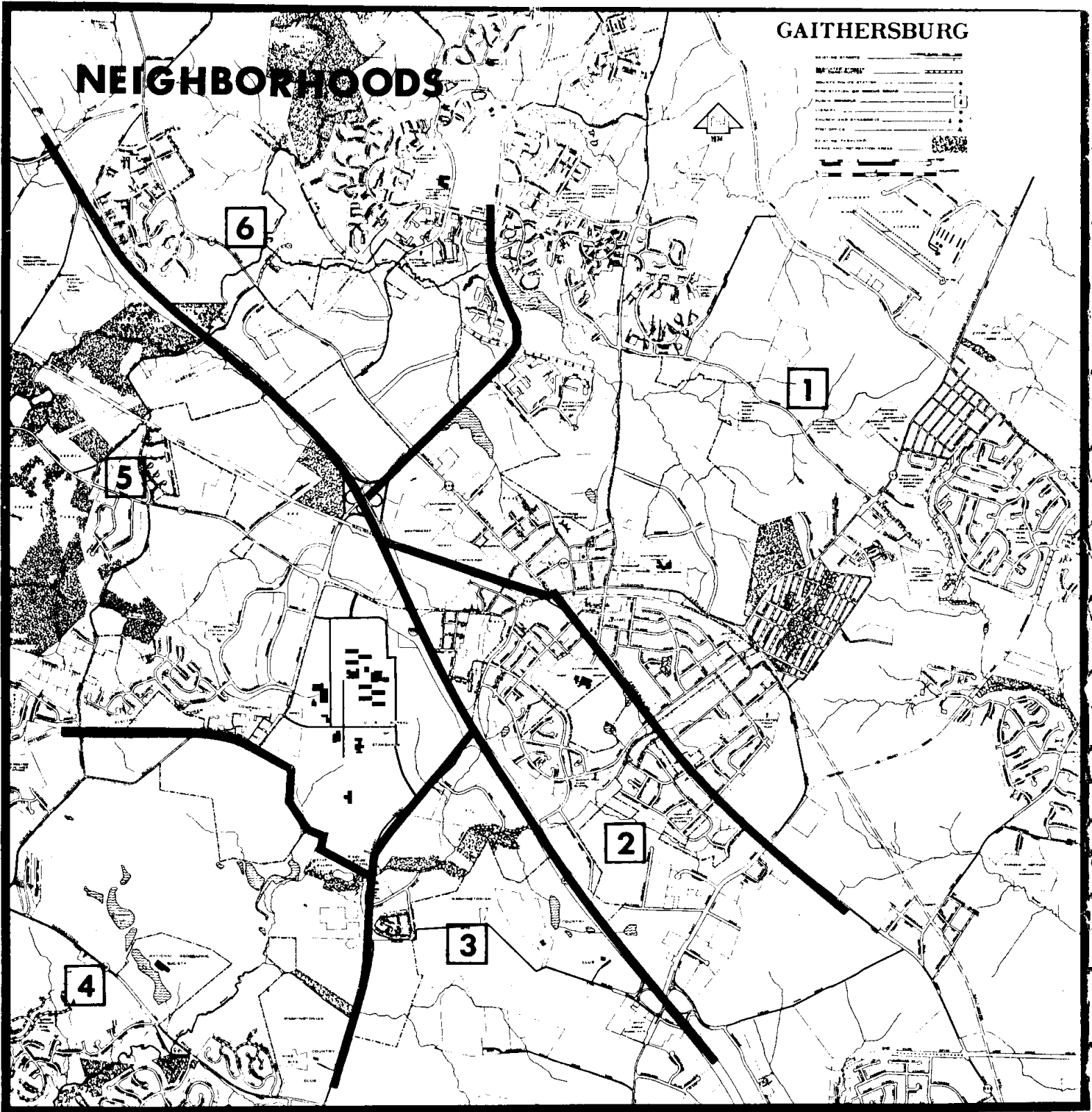
One of the primary purposes in inventorying housing in the City is to derive an estimate of current population. There are no nationally accepted figures to utilize for persons per dwelling unit by type of dwelling unit. Many variables must be considered, as well as a constantly changing housing market. Following a review of data available from national, regional and county sources (see Appendix), staff finalized figures (Table IV) for persons per dwelling unit by type of dwelling unit to be suitable for the City. These figures closely reflect the persons per dwelling unit yield reported for Montgomery County. It should be noted that since the City's most recent Housing Survey (February, 1975) utilized 4 persons per single family dwelling unit, the population figures for 1976 reflect this change. It was felt that available data did not support such a high yield for single family units. The 1975 survey omitted vacancy data.

Within the last several years, the County reported an average household size in the vicinity of 3 persons. The City's average number of persons per unit has dropped off gradually since 1970 due to the addition of numerous apartments to its housing inventory.

EXISTING HOUSING STOCK

The evaluation of existing housing stock was completed on a neighborhood basis. A map delineating these boundaries follows. All developments are listed according to tenure by neighborhood. Following this general listing of all housing by neighborhood, each type (i.e. apartments, townhouses, single family and condominiums) is listed and located on a City map.

FIGURE 1



Neighborhoods

- | | |
|-----------------------|-----------------------------|
| 1 Old Town | 4 Kentlands |
| 2 Brighton | 5 Diamond Farms |
| 3 Muddy Branch | 6 Gaithersburg North |

TABLE V
1976 Population By Neighborhood

NEIGHBORHOOD	TOTAL		SINGLE FAMILY	TOWNHOUSE	APARTMENTS
	<u>#</u>	<u>%</u>			
I (Old Town)	8,037	30.9	2,006	846	5,185
II (Brighton)	4,990	19.12	1,890	618	2,482
III (Muddy Branch)	4,051	15.5	-	1,926	2,105
IV (Kentlands)	826	3.2	343	483	-
V (Diamond Farms)	7,076	27.2	1,266	1,647	4,163
VI (Gaithersburg North)	1,032	4.0	18	-	1,014
TOTAL	26,102	100.0	5,523	5,520	14,969

Source: City of Gaithersburg Planning Department

TABLE VI
Housing Stock - By Neighborhood Area

TYPE DWELLING UNITS	SINGLE FAMILY		TOWNHOUSES*		APARTMENTS*		TOTAL UNITS	
NEIGHBORHOOD	#	% OF TOTAL NEIGHBORHOOD	#	% OF TOTAL NEIGHBORHOOD	#	% OF TOTAL NEIGHBORHOOD	#	% OF CITY HOUSING
I (Old Town)	591	17.7	291	8.7	2,455	73.6	3,337	31.4
II (Brighton)	557	28.7	212	10.9	1,175	60.4	1,944	18.3
III (Muddy Branch)	-	-	662	39.7	1,006	60.3	1,668	15.7
IV (Kentlands)	101	37.8	166	62.2	-	-	267	2.5
V (Diamond Farms)	373	12.8	566	19.5	1,971	67.7	2,910	27.4
VI (Gaithersburg North)	5	1.0	-	-	480	99.0	485	4.6
TOTAL	1,627	15.3	1,897	17.9	7,087	66.8	10,611	100.0

* Includes Condominiums

Source: City of Gaithersburg Planning Department

TABLE VII

Housing Stock: % Breakdown by Tenure and Neighborhood

NEIGHBORHOOD	TOTAL UNITS	SINGLE FAMILY	TOWNHOUSES	APARTMENTS
TOTAL	10,611	1,627	1,897	7,087
I (Old Town)	3,337	36%	15%	35%
II (Brighton)	1,944	34	11	16
III (Muddy Branch)	1,668	-	35	14
IV (Kentlands)	267	6	9	-
V (Diamond Farms)	2,910	23	30	28
VI (Gaithersburg North)	485	<u>1</u>	<u>-</u>	<u>7</u>
		100%	100%	100%

Source: City of Gaithersburg Planning Department

The largest concentration of single family units is equally divided between Old Town and the Brighton areas, reflecting the presence of older housing in some of the City's more established neighborhoods. A large majority of the City's townhouses are found in the Muddy Branch and Diamond Farms areas which have experienced rapid growth over the past several years. This is indicative of the trend by developers to construct primarily townhouses in the Gaithersburg area. In comparison to other types of units, apartments are fairly well distributed through much of the City, with slight concentrations noted in the Old Town and Diamond Farms neighborhoods.

NEIGHBORHOOD I (OLD TOWN)

DEVELOPMENT	CONDOMINIUMS	UNITS
SINGLE FAMILY		
DEER PARK		42
EAST DIAMOND		12
REALTY PARK & WALNERS ADDITION		98
RUSSELL & BROOKLYN ADDITION		70
MISCELLANEOUS		3
TOTAL		591
TOWNHOUSES		
NEWPORT	X	291
TOTAL		882
APARTMENTS		
ASBURY METHODIST HOME		175
BAYLA GARDENS		232
CHESSIE		22
CRESTWOOD TERRACE		198
DALAMAR		120
DEER PARK APARTMENTS		26
DEER PARK GARDENS		39
DIAMOND COURTS		26
FRANKLIN PRESS		4
FREESTATE		16
GATHER HOUSE		95
GEORGE HUNT		6
INGALLS		8
KING		9
LAKESIDE		5
LARKEN		25
LEE STREET		44
MILLS		126
MONTGOMERY HOUSE		11
NAGEL		50
NEW PLYMOUTH		11
PATTON		182
SEIDL		11
ST. JOHN'S SCHOOL		11
VILLA RINGE		416
WORTHEN & WARD	X	34
WAYNE GARDENS		29
WHETSTONE		102
WOODAUN		46
WOODWIND		44
TOTAL		2,451

NEIGHBORHOOD II (BRIGHTON)

DEVELOPMENT	CONDOMINIUMS	UNITS
SINGLE FAMILY		
BRIGHTON WOODS		139
BROWN'S ADDITION		233
CONCEPT		28
MEEM'S ADDITION		57
OBSERVATORY HEIGHTS		42
ROSEMONT		40
SUNNYSIDE COURTS		18
TOTAL		557
TOWNHOUSES		
BRIGHTON EAST	X	155
BRIGHTON EAST (RENTAL)		45
CASEY		12
TOTAL		212
APARTMENTS		
DIAMOND HOUSE		17
EXECUTIVE GARDENS	X	87
FTRESIDE		258
LILAC HOUSE	X	30
ROSEANNE GARDENS		350
ROSEDALE		190
SETON		35
SUMMIT HALL		10
WEST DEER PARK		198
TOTAL		1,175

NEIGHBORHOOD III (MUDDY BRANCH)

DEVELOPMENT	CONDOMINIUMS	UNITS
SINGLE FAMILY		
None		
TOWNHOUSES		
BRIGHTON WEST	X	200
BRIGHTON WEST		55
SHADY GROVE VILLAGE	X	230
SECTION I, II, III		177
TOTAL		662
APARTMENTS		
BRIGHTON WEST		600
GOVERNOR SQUARE		238
SUBURBAN PARK		168
TOTAL		1,006

TABLE VIII
HOUSING STOCK BY
NEIGHBORHOOD AND
TENURE

NEIGHBORHOOD IV (KENTLANDS)

NEIGHBORHOOD V (DIAMOND FARMS)

NEIGHBORHOOD VI (GAITHERSBURG NORTH)

DEVELOPMENT	CONDOMINIUMS	UNITS
SINGLE FAMILY		
KENT FARM		3
WESTLEIGH		98
TOTAL		101
TOWNHOUSES		
THE ORCHARDS		166
TOTAL		166
APARTMENTS		
NONE		

DEVELOPMENT	CONDOMINIUMS	UNITS
SINGLE FAMILY		
RABBITT FARM		1
LONGDRAFT (REIDA SQUARE)		68
WEST RIDING		304
TOTAL		373
TOWNHOUSES		
BENNINGTON		296
DIAMOND FARMS		270
TOTAL		566
APARTMENTS		
DIAMOND FARMS		540
ORCHARD POND		747
QUINCE ORCHARD CLUSTERS		684
TOTAL		1,971

DEVELOPMENT	CONDOMINIUMS	UNITS
SINGLE FAMILY		
SCATTERED		5
TOTAL		5
TOWNHOUSES		
NONE		
APARTMENTS		
HYDE PARK (VILLAGE OVERLOOK)		270
MONTGOMERY KNOLLS		210
TOTAL		480

Source: City of Gaithersburg Planning Department

TABLE VIII (cont.)

APARTMENTS

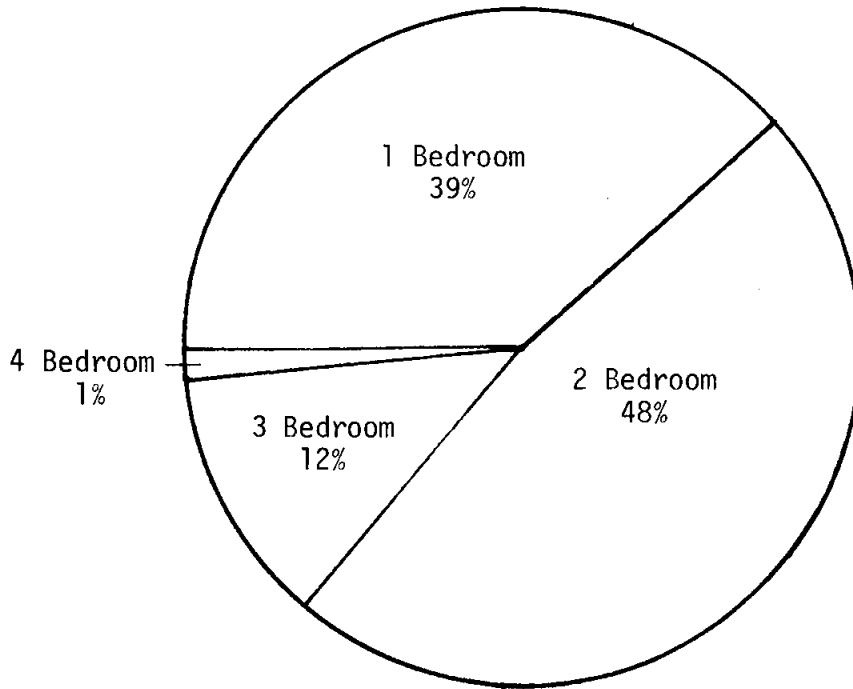
The inventory reports a total of 7,087 apartments in the City. The charts and map which follow will pinpoint each complex by neighborhood and location. Most of the apartments in the City (57%) are either one or two bedroom units. There are very few efficiencies and no four bedroom units, factors which limit housing opportunities for large families and the elderly, who often seek those types of apartments.

TABLE IX
Apartments by Bedroom Size and Neighborhood

Neighborhood	Bedroom size and number of units				
	1 BR	2 BR	3 BR	4 BR	Efficiency
I	1,107	1,002	276	0	55
II	545	490	103	0	7
III	308	627	70	0	0
IV	-	-	-	0	0
V	610	1,029	332	0	0
VI	165	228	81	0	0 (6 penthouses)
TOTAL	2,735	3,376	862	0	62
	(39%)	(48%)	(12%)		(1.0%)

Source: City of Gaithersburg Planning Department

FIGURE 2
Rental Units Available by Bedroom Size
City of Gaithersburg



Construction of apartments has virtually ceased in the City. No permits have been issued for multi-family units in the City since 1974. Although there is sufficient vacant land available in those zones which permit apartments, the trend has been to develop these parcels at lower densities for townhouses. The slowdown in apartment construction is apparent throughout Montgomery County, although there are signs nationally that apartment construction has quietly begun to start moving again, though not in great volume. Today's escalating construction costs, high long-term mortgage rates and spiraling energy costs have convinced many builders that apartment construction is still unprofitable.

A rental survey conducted by the City's Department of Licenses and Inspections in February, 1977 revealed the average monthly rents in the City to be: 1 bedroom - \$220; 2 bedroom - \$256, and 3 bedroom - \$323. As noted below, average rentals fluctuate somewhat depending upon location. For the most part, higher rents appear in the newer areas of the City. Both the highest average and median rentals were found in the Diamond Farms neighborhood, reflecting the relatively recent construction of several large apartment complexes there.

TABLE X
Average/Median Rentals by Neighborhood
Dollars/Month
July, 1977

Size Unit	NEIGHBORHOOD					
	I	II	III	IV	V	VI
Efficiency	\$ 166/160	158/143	-	-	-	-
1 Bedroom	215/210	186/192	236/240	-	287/275	248/247
2 Bedroom	249/252	245/235	265/257	-	320/299	274/274
3 Bedroom	287/341	304/355	321/323	-	372/368	-
All units average/ median	227/231	223/235	273/257	-	326/299	261/260

Source: City of Gaithersburg Department of Licenses & Inspections

TABLE XI¹Apartment Units by Size, Rental Range,
and Bedroom Size

Monthly Rent Range*	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
\$ < 100	-	-	-	-
100-200	40	602	482	66
200-300	-	1,512	2,085	95
300-400	-	13**	429	601
> 400	-	-	12	-

¹Reflects sampling of units in City rather than total rental stock.
 *Most do not include utilities.
 **Furnished.

Source: City of Gaithersburg Department of Licenses & Inspections

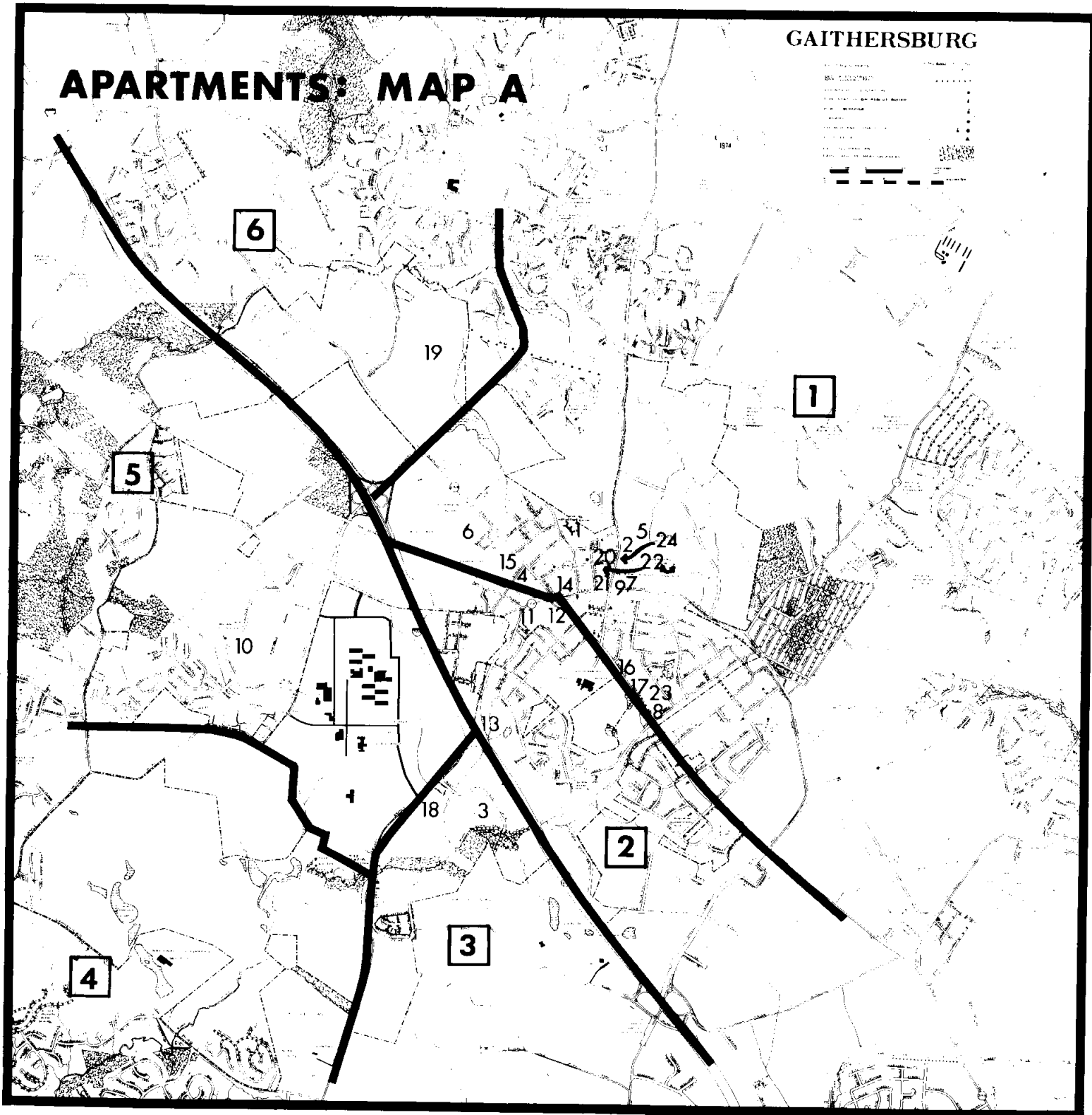
The survey noted a very low overall vacancy rate for apartments in the City. Approximately 70% of those reporting revealed no vacancies. The remaining 30% reported vacancies ranging from 1% - 5.3%, with an overall vacancy rate of approximately 3.3%. The vacancies appear more frequently in the larger, newer apartment complexes which boast higher rents.

CITY OF GAITHERSBURG
HOUSING UNITS BY TENURE
TABLE XII

APARTMENTS	NUMBER OF UNITS	NEIGHBORHOOD	MAP KEY	
Asbury Methodist Home	175	I	1	#1 THROUGH #24 ARE SHOWN ON MAP A
Bayla Gardens	232	I	2	
Brighton West	600	III	3	
Chesline	22	I	4	
Crestwood	108	I	5	
Dalamar	120	I	6	
Deer Park Apartments	26	I	7	
Deer Park Gardens	39	I	8	
Diamond Courts	26	I	9	
Diamond Farms	540	V	10	
Diamond House	17	II	11	
Executive Gardens	87	II	12	
Fireside (C)	258	II	13	
Franklin Press	4	I	14	
Free State	16	I	15	
Gaither House	95	I	16	
George Hunt	6	I	17	
Governor Square	238	III	18	
Hyde Park (Village Overlook)(C)	270	VI	19	#24 THROUGH #48 ARE SHOWN ON MAP B
Ingalls	8	I	20	
King	9	I	21	
King	5	I	22	
Lakeside	25	I	23	
Larken	44	I	24	
Lee Street	126	I	25	
Lilac House (C)	30	II	26	
Mills	11	I	27	
Montgomery House	50	I	28	
Montgomery Knolls	210	VI	29	
Nagel	11	I	30	
Orchard Pond	747	V	31	
The Pines	182	I	32	
Quince Orchard Clusters	684	V	33	
Ratte	11	I	34	
Roseanne Gardens	350	II	35	
Rosedale	190	II	36	
Seidl	11	I	37	
Seidl	35	II	38	
Suburban Park	168	III	39	
Summit Hall	10	II	40	
Ty Gwyn	25	I	41	
Villa Ridge (C)	416	I	42	
Warthen and Ward	34	I	43	
Wayne Gardens	29	I	44	
West Deer Park	198	II	45	
Whetstone	102	I	46	
Woodlawn	46	I	47	
Woodwinds	441	I	48	
TOTAL	7,087			

[974 (C) = Condominiums]

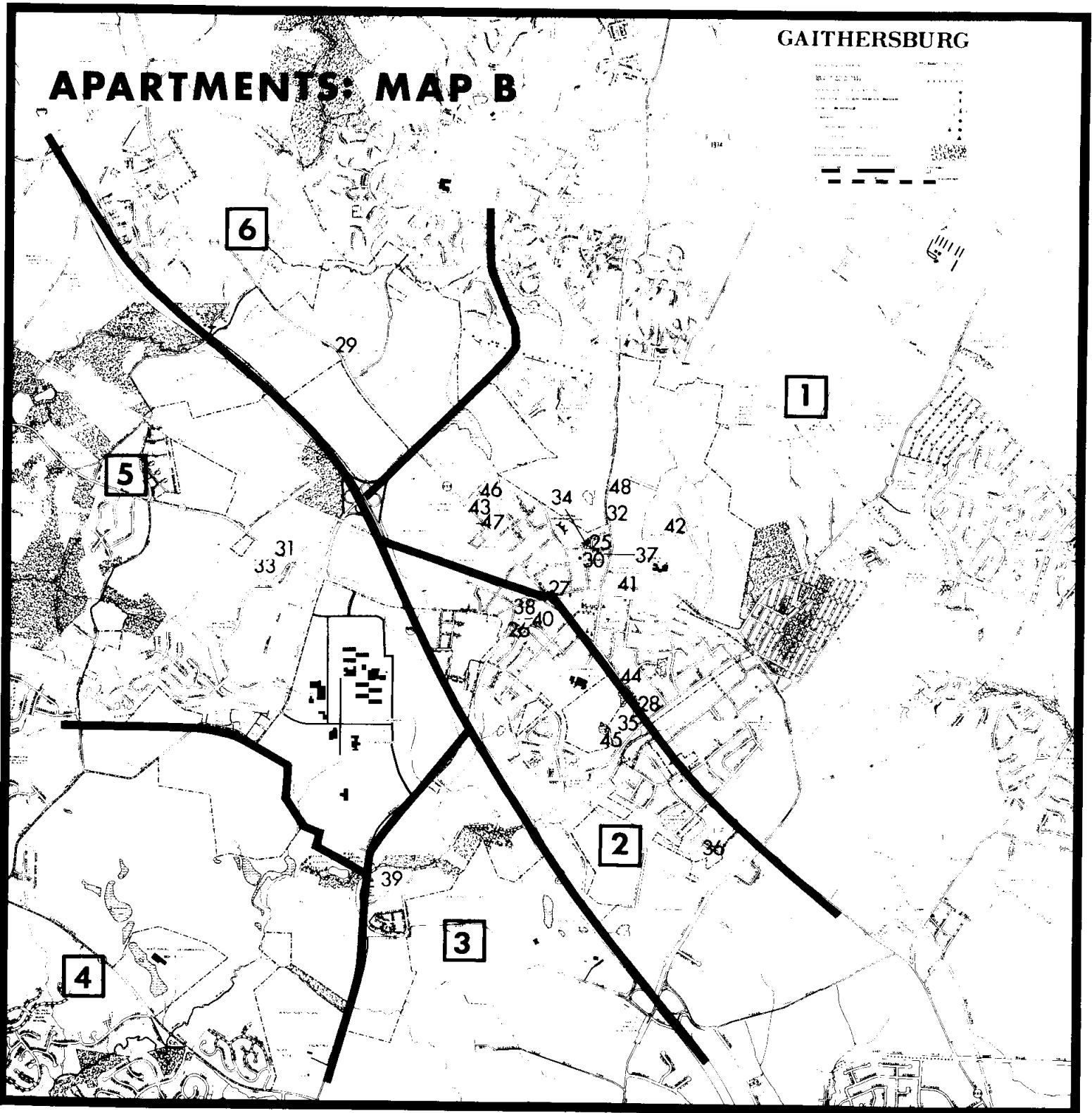
FIGURE 3



Neighborhoods

- | | |
|-----------------------|-----------------------------|
| 1 Old Town | 4 Kentlands |
| 2 Brighton | 5 Diamond Farms |
| 3 Muddy Branch | 6 Gaithersburg North |

FIGURE 4



Neighborhoods

- | | |
|-----------------------|-----------------------------|
| 1 Old Town | 4 Kentlands |
| 2 Brighton | 5 Diamond Farms |
| 3 Muddy Branch | 6 Gaithersburg North |

TOWNHOUSES

There are a total of 1,897 townhouse units located in the City, a majority of which (54%) are fee simple units. The largest concentration of townhouses is noted in the Muddy Branch area where 35% of all townhouses are found. The number of townhouse units has gradually increased since 1972's initial recording of this housing type. A drop in units is noted between 1975 and 1976, which merely reflects conversion of townhouses to condominium units.

Recent activity in site development review indicates a tendency by developers in the Gaithersburg area to build townhouses. It is interesting to note that the City's vacant land inventory reports a total of almost 500 acres of vacant residential land whose zoning could accommodate townhouses if the market demands.

Although national housing experts feel that most prospective homeowners desire a single family detached house, rising housing costs and diminishing incomes have forced many to seek smaller, less costly attached units. Families who previously considered the townhouse as a transitional unit are faced with the economic necessity of postponing the move to a detached home.

It should also be noted that single person and single parent households are on the increase and these groups tend to seek out less expensive attached units or condominiums. Builders in the Gaithersburg area apparently agree with this market trend, for 77% of the 2,037 units currently under review or construction in the City are townhouses.

A list and map of townhouses in Gaithersburg follows the section on single family units.

SINGLE FAMILY HOMES

The housing inventory reveals a total of 1,627 single family units in the City or 15.3% of the total housing stock. The large concentration of single family units in Old Town reflects much of the City's older housing stock, while the concentrations noted in Neighborhoods II and V represent construction completed between the late '60's and early '70's. There has been only a limited amount of activity in single family development in the City recently.

The relatively small number of single family units as a percentage of the City's total housing inventory underscores the unbalanced mix of housing types available. In order to provide housing opportunities for persons of all income ranges, a wide spectrum of housing costs and types must be encouraged. There are approximately 1,200 acres of vacant land in the R-A and R-90 zones. Both of these zones are devoted primarily to single family use; however, not all of this land is master planned for single family residential use. Single family units are allowed in more densely zoned categories, but developers are opting for higher densities where permitted.

CITY OF GAITHERSBURG
HOUSING UNITS BY TENURE

TABLE XIII

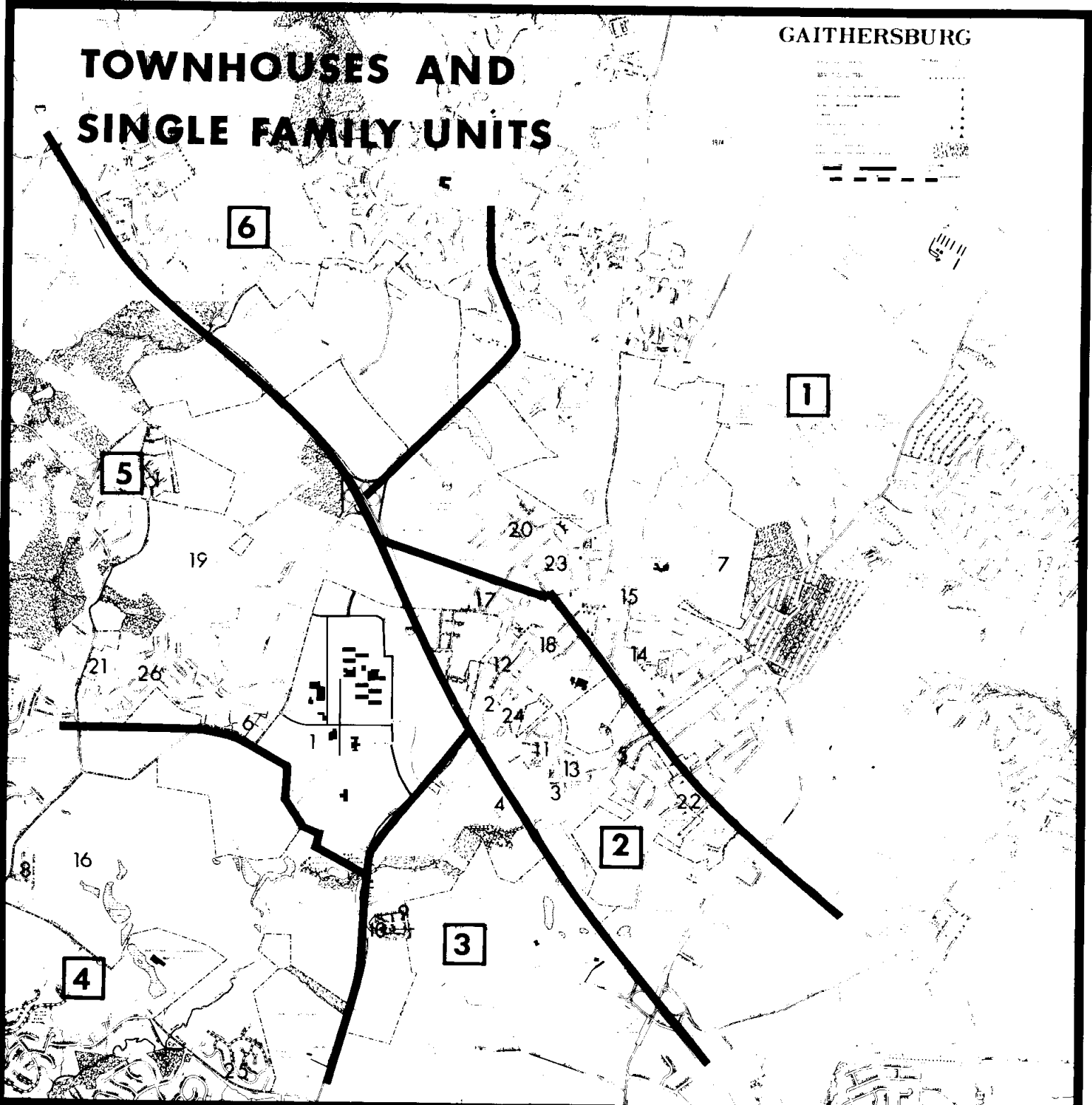
DEVELOPMENT	NUMBER OF UNITS	NEIGHBORHOOD	MAP KEY*
TOWNHOUSES			
Bennington	296	V	1
Brighton East (C)	155	II	2
Brighton East (Rental)	45	II	3
Brighton West (C)	200	III	4
Brighton West	55	III	4
Casey	12	II	5
Diamond Farms	270	V	6
Newport (C)	291	I	7
Orchards	166	IV	8
Shady Grove Village (C)	230	III	9
Sections 2, 3 and 4	<u>177</u>	III	10
TOTAL	1,897		
	[876 (C) = Condominiums]		
SINGLE FAMILY			
Brighton Woods	139	II	11
Brown's Addition	233	II	12
Concept	28	II	13
Deer Park	408	I	14
East Diamond	12	I	15
Kent Farm	3	IV	16
Meem's Addition	57	II	17
Observatory Heights	42	II	18
Rabbitt Farm	1	V	19
Realty Park & Walker's Add.	98	I	20
Relda Square	68	V	21
Rosemont	40	II	22
Russell & Brookes Add.	70	I	23
Sunnyside Court	18	II	24
Westleigh	98	IV	25
West Riding	304	V	26
Additional Scattered	<u>8</u>	I & VI	-
TOTAL	1,627		

* FIGURE 5

FIGURE 5

TOWNHOUSES AND SINGLE FAMILY UNITS

GAITHERSBURG



Neighborhoods

- | | |
|-----------------------|-----------------------------|
| 1 Old Town | 4 Kentlands |
| 2 Brighton | 5 Diamond Farms |
| 3 Muddy Branch | 6 Gaithersburg North |

CONDOMINIUMS

A condominium is a legal entity which is structured under the condominium laws of the State. Condominium residents own their own unit and an interest in any commonly held property. A condominium association is generally established for the maintenance of commonly held areas. Many factors such as high development costs, rent control and the sewer moratorium have affected the development of condominiums in the area. Through high density construction which reduces land costs, a less expensive form of housing becomes available via the condominium.

In Gaithersburg, the first tally of condominium units was made in 1975 as a result of condominium activity in the area in 1973 and 1974 which coincided with the downturn in both the economy and the housing industry. The Washington area in general experienced an oversupply of condominium units, particularly of the multi-family type, which resulted in significant unsold inventory and a slackening in demand for condominiums.

Over 50% of the City's condominiums are located in the eastern section of Gaithersburg in the Old Town area. Approximately 72% of the units are the result of conversion from rental units.

Housing experts feel that inflation and spiraling housing costs will favor the resurgence of the condominium market once the unsold inventory is marketed. It is also thought that owners of condominiums will eventually be in a favorable resale position as the prices of other types of housing continue to climb and the supply of condominiums stays relatively stable due to developers' hesitations to construct condominiums in the wake of the oversupply recently experienced. In

Gaithersburg, some apartment condominiums do remain vacant awaiting such a change in the housing picture. Many of the condominium units in the City came into the market simultaneously and sold very slowly. At the present time, only one multi-family condominium conversion project is experiencing significant vacancies.

HOUSING UNITS BY TENURE *

TABLE XIV

CONDOMINIUM	NO. OF UNITS	TYPE OF UNIT	NEIGHBOR- HOOD	MAP KEY **
Fireside	258	Apartments	I	1
Village Overlook	270	Apartments	VI	2
Lilac House	30	Apartments	II	3
Villa Ridge	416	Apartments	I	4
Brighton East	155	Townhouses	II	5
Brighton West	200	Townhouses	III	6
Newport	291	Townhouses	I	7
Shady Grove Village	230	Townhouses	III	8
TOTAL	1,850			

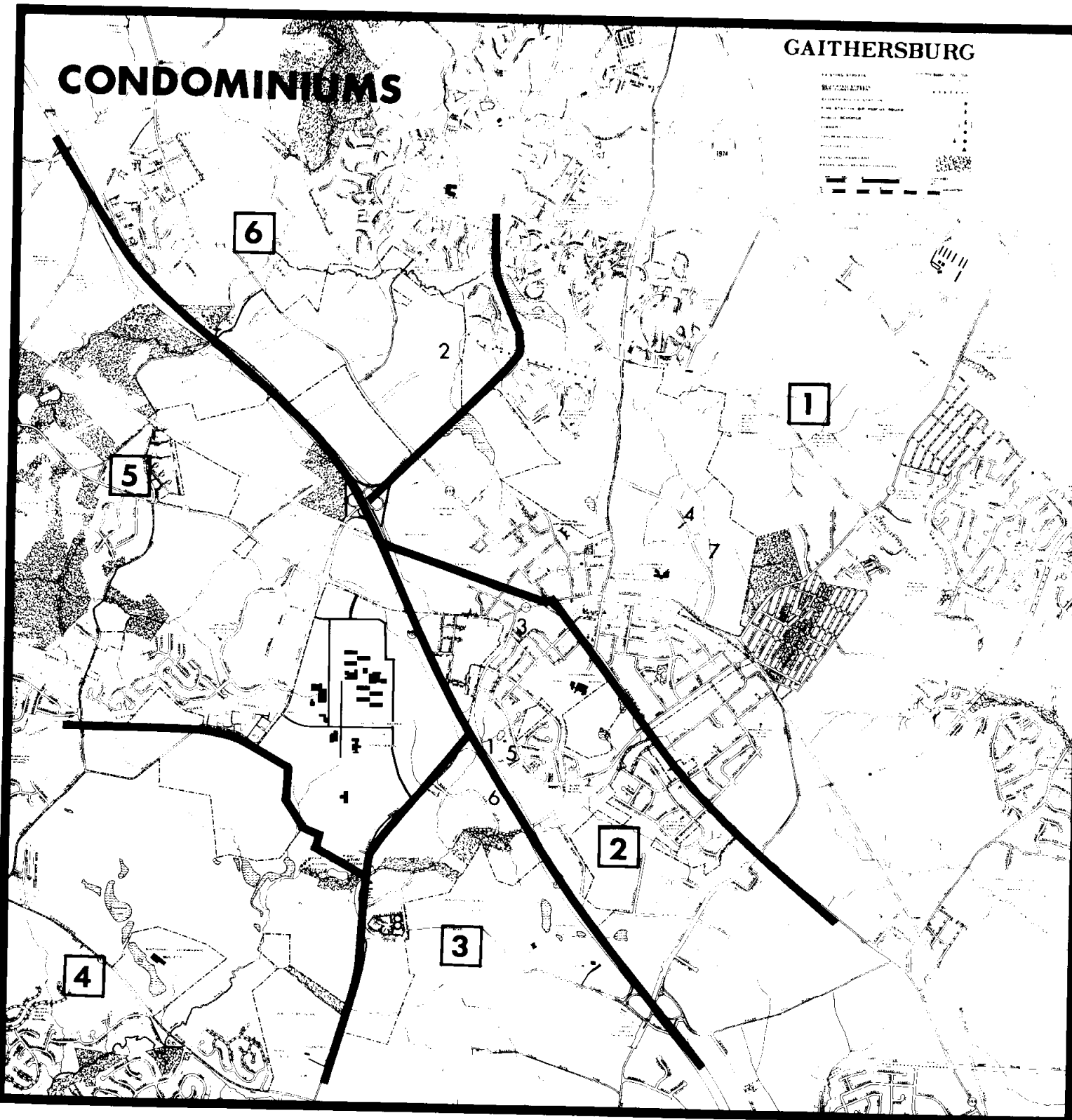
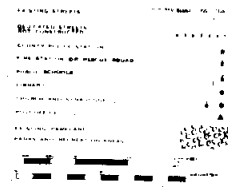
*See Apartment and Townhouse Listings

** FIGURE 5

FIGURE 6

CONDOMINIUMS

GAITHERSBURG



Neighborhoods

- | | |
|-----------------------|-----------------------------|
| 1 Old Town | 4 Kentlands |
| 2 Brighton | 5 Diamond Farms |
| 3 Muddy Branch | 6 Gaithersburg North |

MONTGOMERY VILLAGE

Montgomery Village, a planned community developed just north of the City, is not located within the incorporated limits of Gaithersburg. However, the growth of this community has greatly impacted the City. The current population of Montgomery Village is estimated at 14,663¹ persons with a projected total population for the year 1982-83 to be approximately 30,000. Kettler Brothers projects the construction of 500 units in 1977, escalating to an average of about 600 units per year over the next several years.

TABLE XV
Housing Units by Type - Montgomery Village
July 31, 1974 - June 30, 1977

TYPE UNIT	July 31, 1974	June 30, 1977	% Increase	Future	Total Units
Garden Apartments	2,078	2,152	3.6	1,080	3,232
Mid (High) Rise	195	195	0	0	195
Townhouses	1,657	2,237	35.0	2,973	5,210
Studio Apartments	-	13	-	0	13
Single Family	721	933	29.4	265	1,198
Townhouse/ Apartments	-	-	-	225	225
TOTALS	4,651	5,530	18.9	4,543	10,073

¹ This figure was derived from Kettler tally of current units and City staff estimates of persons per dwelling unit by type of dwelling unit noted previously in this text, plus vacancy rates.

TABLE XVI

Montgomery Village Housing Units - June 30, 1977

COMMUNITY NAME

<u>TOWNHOUSES</u>	<u>Total # Units</u>	<u>Completed</u>	<u>Future</u>
Horizon Run (condominium)	154	154	0
Walkers Ridge	46	0	46
Dockside	188	0	188
Unplanned	605	0	605
Walker's Choice	50	50	0
Clubside	274	27	247
Center Stage	63	63	0
Clusters - 1	201	201	0
Clusters - 2	217	217	0
Frenchton Place	155	155	0
Clusters - 3	130	130	0
Club Hill	140	140	0
Thomas Choice (condominium)	103	103	0
Thomas Choice West	229	0	229
Maryland Place	276	276	0
Dorsey's Regard	168	0	168
Shadow Oak	256	0	256
Highland Hall	94	0	94
Essex Place	148	0	148
Greentree - 1	41	41	0
Greentree - 2	65	65	0
Partridge Place	136	46	90
Arrowhead	96	37	59
Overlea	210	0	210
Highfield	133	126	7
Partridge Place	195	195	70
Fairway Island (Greenside)	65	65	0
Fairway Island	124	39	85
	(4,562)	(2,130)	(2,432)
<u>M.P.D.U.s</u>			
Dockside	120	0	120
Thomas Choice West	11	0	11
McKendree 1 & 2	212	107	105
McKendree 3	144	0	144
Overlea	42	0	42
Future	119	0	119
	5,210	2,237	2,973

TABLE XVI (continued)

COMMUNITY NAME

<u>GARDEN APARTMENTS</u>	<u>TOTAL # UNITS</u>	<u>COMPLETED</u>	<u>FUTURE</u>
The Hamlet	864	864	0
Hamlet - 2	360	0	360
Old Area 1-A Plan	720	0	720
Walker's Choice	450	450	0
Mills Choice	406	406	0
Center Court (condominium)	132	132	0
Thomas Choice Apartments	300	300	0
	3,232	2,152	1,080
<u>SINGLE FAMILY DETACHED</u>			
Ridges of Stedwick	69	69	0
The Heights	147	136	11
Goshenside	164	164	0
Lakeside	138	110	28
Ridges of Whetstone	40	40	0
The Courts	105	105	0
Fairidge	217	206	11
The Points	137	103	34
William's Range	62	0	62
Pleasant Ridge	119	0	119
	1,198	933	265
<u>TOWNHOUSE/APARTMENT</u>			
Walker's Ridge	139	0	139
Mallside	64	0	64
Walker's Ridge (MPDU)	22	0	22
	225	0	225
<u>STUDIO APARTMENT</u>			
The Quarter	13	13	0
<u>MID (HIGH) RISE</u>			
Walker's Choice	195	195	0
TOTAL	10,073 units	5,530 units	4,543 units

PROJECTED HOUSING STOCK

Since the last City housing survey, the pace of residential construction has declined considerably. At present, there are only two developments actively under construction:

- | | |
|------------------------------------------------------------------|-------------------------------|
| 1) Carol Ann Courts - 24 townhouse units - R-20 zone | <u>Map Key (Fig. 7)</u>
15 |
| 2) Relda Square (Longdraft) - 68 single family units - R-90 zone | 16 |

For locations, see Figure 7 - Proposed Units Under Review

The impact of the sewer moratorium is very apparent when reviewing the current level of construction in the City. For three months prior to April, 1977, WSSC was accepting applications for sewer based primarily on a recalculation of flow and allocation capacity against the Seneca Interim Treatment Plant. The extensive list of residential projects presently under review by the City reflects efforts by developers to compete for this capacity in order to submit applications to WSSC before the cut-off date. The completion and actual occupancy of these units is dependent upon the final sewer allocation.

TABLE XVII

Proposed Units Currently Under Review

August, 1977

TOWNHOUSES

<u>Development</u>	<u># Units</u>	<u>Zone</u>	<u>Approval Stage</u>	<u>Neighborhood</u>	<u>Map Key (Figure 7)</u>
Audubon Square	225	R-18	Concept	I	1
Brighton East	150	R-H, R-T	Concept	II	2
Brighton Park	112	R-H	Preliminary	II	3
Montgomery Knolls I	158	R-18	Final	VI	4
Montgomery Knolls II	274	R-18	Concept	VI	5
Shady Grove Village	80	R-18	Concept	III	6
Warther Tract I	122	R-T	Concept	III	7
Warther Tract II	159	R-18	Concept	III	8
Woodland Hills (Hyde Park)	258	R-H, R-18, R-A	Preliminary	IV	9
TOTAL	1,538				

SINGLE FAMILYDevelopment

Brighton Hill	11	R-A	Preliminary	II	10
Joan's Hill	8	R-90	Preliminary	V	11
Victory Farms	86	R-90	Preliminary	I	12
Clagett Subdivision	14	R-90	Preliminary	V	13
TOTAL	119				

APARTMENTS

Orchard Knolls	288	R-20	Awaits Concept	V	14
----------------	-----	------	----------------	---	----

The total number of units which are under review and construction would add another 5,975 persons to the City's population. At this point in time, the Department would estimate the addition of these 2,000+ units to the existing stock by 1981 or a rate of about 400+ units per year. However, it should be clearly understood that this projected addition of units to the City's housing inventory is totally dependent upon the availability of sewer.

In addition to those units which have received some level of City review and/or approval, staff acknowledges that pressure for development will continue, particularly in regard to vacant residential tracts in the City.

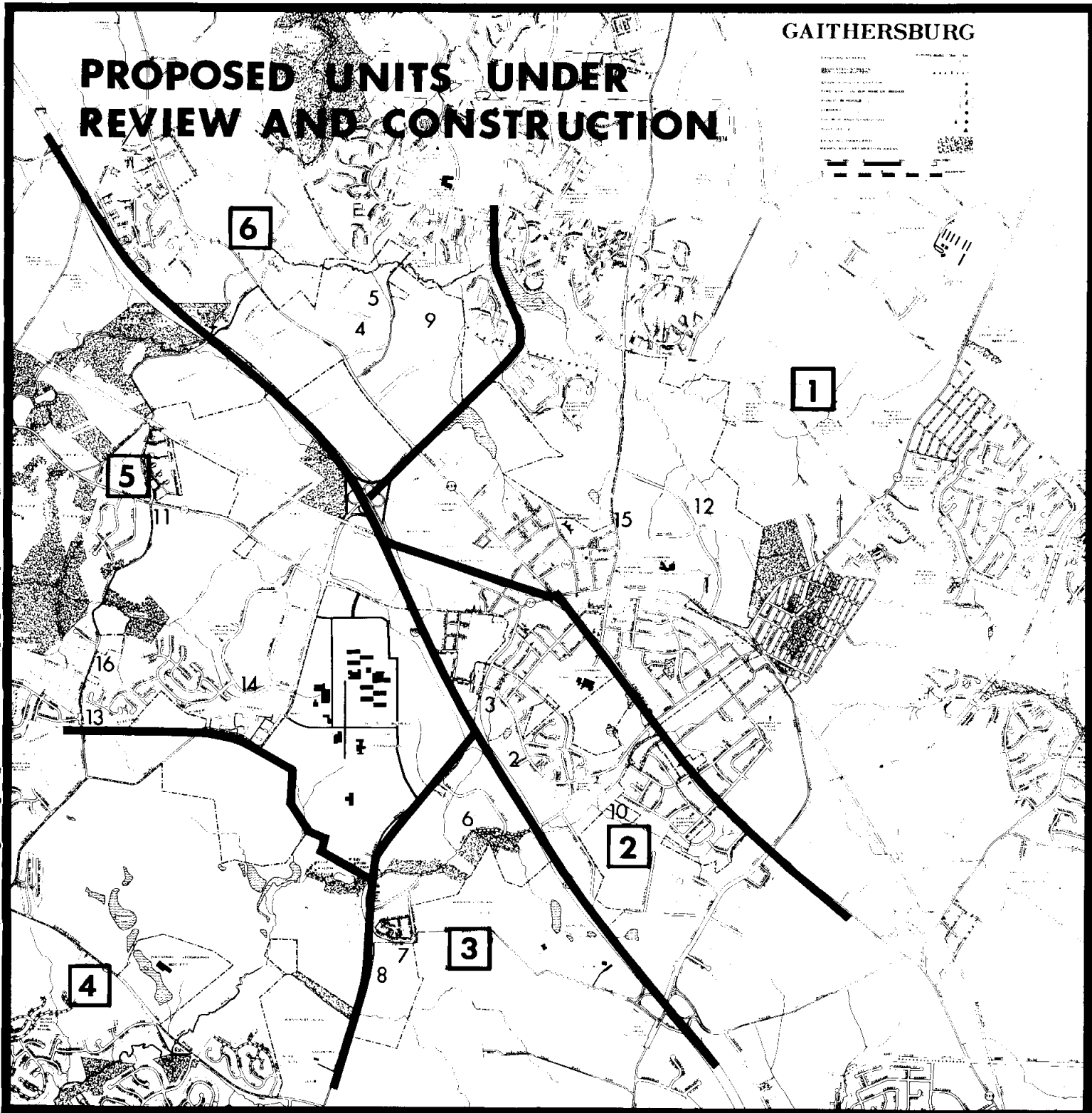
TABLE XVIII
Vacant Residential Tracts
Subject to Development Pressure¹

<u>TRACT</u>	<u>NEIGHBORHOOD</u>	<u>ACRES</u>	<u>ZONING</u>	<u>MAXIMUM ALLOWABLE DENSITY</u>	<u>MAP KEY (Figure 8)</u>
Bailey	V	13.81	C-2 [*]	n/a	1
Koenick	IV	43.9	R-18, R-T	18 DU/AC; 9DU/AC	2
Colby	III	37.6	R-20	21.5 DU/AC	3
Kent Farm	IV	200.0	R-A	1.5 DU/AC	4
Plummer (Joyce) Tract	VI	11.4	R-H	54 DU/AC	5
Casey Goshen	I	127.0	R-90, R-18	3 DU/AC; 18 DU/AC	6
Thorpe Tract	V	156.0	R-A	1.5 DU/AC	7
TOTAL		590.0			

¹Based upon current zoning

^{*}General commercial zone permits high-rise residential

FIGURE 7



Neighborhoods

1 Old Town

2 Brighton

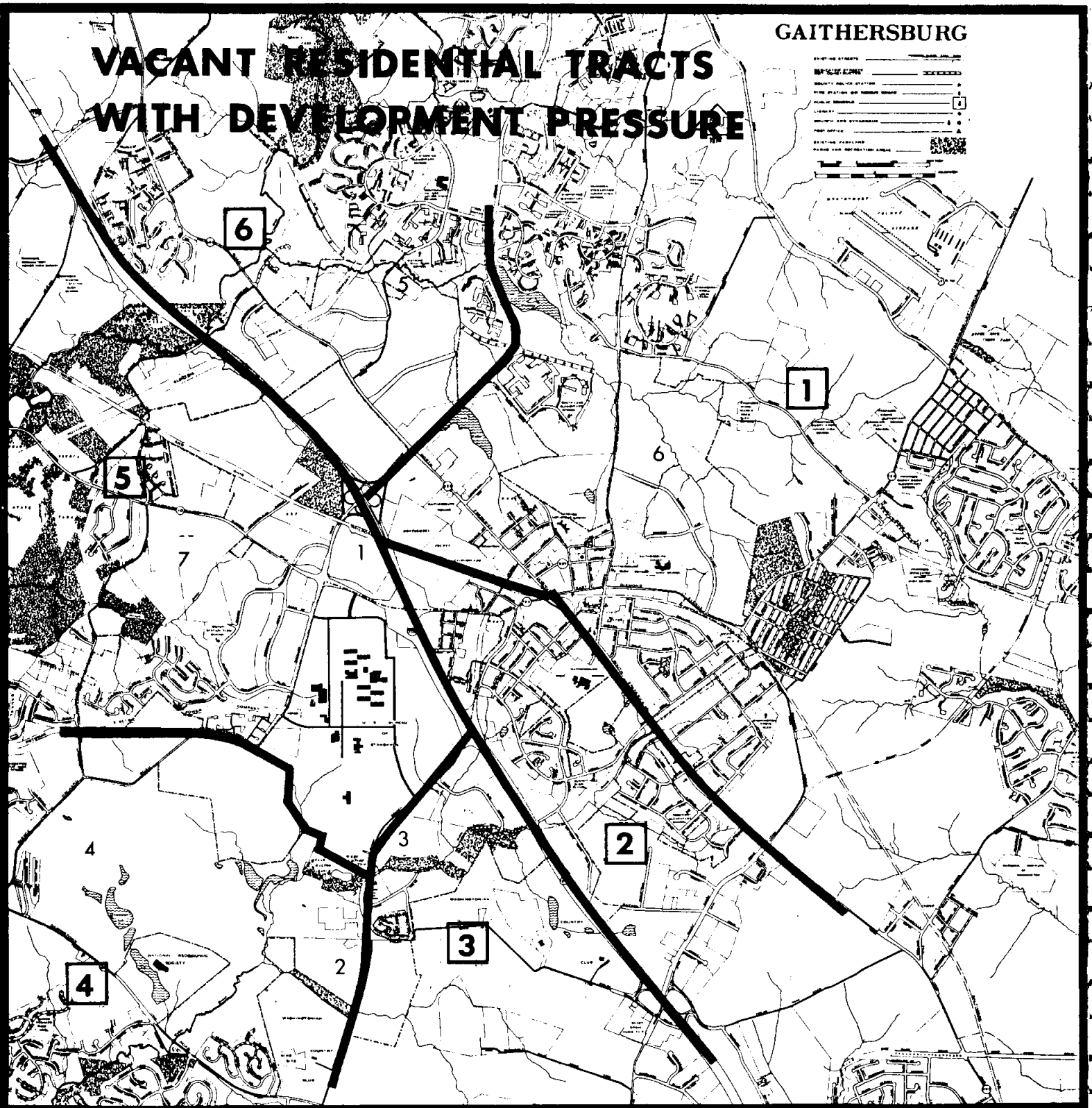
3 Muddy Branch

4 Kentlands

5 Diamond Farms

6 Gaithersburg North

FIGURE 8



Neighborhoods

- | | |
|-----------------------|-----------------------------|
| 1 Old Town | 4 Kentlands |
| 2 Brighton | 5 Diamond Farms |
| 3 Muddy Branch | 6 Gaithersburg North |

SUMMARY

POPULATION

- THE CITY'S CURRENT POPULATION (1976) IS 26,012, WHICH IS A THREEFOLD INCREASE SINCE 1970.
- POPULATION ESTIMATE REFLECTS THE FOLLOWING NUMBER OF PERSONS PER DWELLING UNIT: SINGLE FAMILY - 3.5; TOWNHOUSE - 3; APARTMENT - 2.2.
- THE 1976 HOUSE COUNT SHOWS A CITY AVERAGE OF 2.5 PERSONS PER HOUSEHOLD FOR ALL UNIT TYPES.

HOUSING UNITS

- THE 1976 HOUSING COUNT IS 10,611 UNITS OR AN INCREASE OF 211% SINCE 1970.
- THE HOUSING INVENTORY CONSISTS OF 1,627 SINGLE FAMILY UNITS (15.3%); 1,021 TOWNHOUSES (9.6%); AND 6,113 APARTMENTS (57.6%) AND 1,350 CONDOMINIUMS (17.4%).
- THE BREAKDOWN OF UNITS BY NEIGHBORHOOD: NEIGHBORHOOD I - 31.2%; II - 13.9%; III - 15.6%; IV - 2.5%; V - 27.2%; AND VI - 4.5%. (SEE NEIGHBORHOOD MAP FOR BOUNDARIES.)
- THERE ARE A TOTAL OF 7,037 APARTMENTS (INCLUDING CONDOMINIUMS) IN THE CITY: 1 BEDROOM - 39%; 2 BEDROOM - 48%; 3 BEDROOM - 12%; AND EFFICIENCY - 1%.

CONDITION OF HOUSING STOCK

- HOUSING INVENTORY IS IN GOOD CONDITION DUE TO A STRINGENT HOUSING CODE ENFORCEMENT PROGRAM CONDUCTED BY THE DEPARTMENT OF LICENSES & INSPECTIONS.
- THE DEPARTMENT ENFORCES THE BOCA BASIC HOUSING-PROPERTY MAINTENANCE CODE AND ANSWERED 530 SERVICE REQUESTS ON HOUSING CODE VIOLATIONS IN 1976.
- MOST DILAPIDATED STRUCTURES IN THE CITY HAVE BEEN REMOVED DUE TO PRESSURE FOR BETTER USE OF THE LAND.

PROJECTED HOUSING STOCK AND POPULATION

- THERE ARE CURRENTLY 2,037 UNITS UNDER REVIEW OR CONSTRUCTION IN THE CITY WITH A POTENTIAL POPULATION YIELD OF 5,975 PERSONS.
- THE ADDITION OF THESE UNITS TO THE HOUSING STOCK BY 1981 WOULD PRODUCE A CITY POPULATION OF 31,987 IN 1981.
- THERE ARE APPROXIMATELY 590 ACRES OF VACANT RESIDENTIAL LAND IN THE CITY SUBJECT TO DEVELOPMENT PRESSURE.¹
- 71% OF TOTAL VACANT RESIDENTIAL LAND IN THE CITY IS ZONED FOR SINGLE FAMILY UNITS; 21% FOR TOWNHOUSES AND APARTMENTS.

¹DOES NOT INCLUDE ALL VACANT RESIDENTIAL ZONED LAND.

LOW-MODERATE INCOME/ELDERLY HOUSING

- 27% OF MONTGOMERY COUNTY'S FEDERALLY SUBSIDIZED HOUSING (OR 907 UNITS) IS LOCATED IN THE GAITHERSBURG AREA.
- THERE ARE NO FEDERALLY SUBSIDIZED UNITS FOR THE ELDERLY IN THE GAITHERSBURG AREA, EVEN WITH 1,053 ELDERLY/HANDICAPPED UNITS CURRENTLY UNDER CONSTRUCTION IN THE COUNTY.
- 57% (366 UNITS) OF THE TOTAL 637 UNITS DEVELOPED UNDER MONTGOMERY COUNTY'S M.P.D.U. PROGRAM TO DATE ARE LOCATED IN THE GAITHERSBURG AREA.
- ONLY 1% OF TOTAL RENTAL UNITS AVAILABLE IN THE CITY ARE EFFICIENCIES, THEREBY LIMITING HOUSING CHOICES FOR ELDERLY RESIDENTS WHO SEEK THIS TYPE OF DWELLING.

COST OF HOUSING

- THE 1976 MEDIAN PRICE OF NEW HOUSING IN THE GAITHERSBURG ELECTION DISTRICT IS \$43,000.
- THE 1976 MEDIAN PRICE OF USED HOUSING IN THE GAITHERSBURG ELECTION DISTRICT IS \$50,000.
- AN INCOME BETWEEN \$20,500-23,000 ANUALLY IS NEEDED TO PURCHASE A HOME IN THE GAITHERSBURG AREA (ASSUMING 2.1 TIMES ONE'S INCOME).
- THE PRICE OF NEW HOUSING IN THE AREA INCREASED 11.5% FROM 1975 TO 1976.
- AVERAGE RENTALS IN THE CITY RANGE FROM \$220 FOR A 1 BEDROOM UNIT TO \$323 FOR A 3 BEDROOM UNIT.

HOUSING GOALS

- ENCOURAGE HOUSING IN A BROAD RANGE OF TYPES AND COSTS.
- ENCOURAGE A BALANCED MIX OF UNIT TYPES.
- PROVIDE A HOUSING OPPORTUNITY FOR FAMILIES OF ALL RANGES OF INCOME.
- MAKE IT POSSIBLE FOR ALL RESIDENTS TO CHANGE HOUSING TYPES AS THEIR NEEDS CHANGE THROUGHOUT THEIR LIVES WITHOUT MOVING FROM THE CITY.

HOUSING POLICIES

- ZONE MORE LAND FOR SINGLE FAMILY HOUSING.
- CREATE MORE FLEXIBLE ZONING REQUIREMENTS TO ENCOURAGE SINGLE FAMILY HOUSING.
- DISCOURAGE LARGE SCALE DEVELOPMENT OF GARDEN APARTMENTS AND TOWNHOUSES UNTIL HOUSING TYPE MIX IS MORE BALANCED.
- DEVELOP A PROGRAM WHICH WILL INSURE THE ACCEPTANCE OF NEW HOUSING FORMS, INCLUDING CONDOMINIUMS, SO AS TO PROTECT HOUSING VALUES.
- PERIODICALLY REVIEW AND EVALUATE HOUSING POLICIES TO BE SURE THEY ARE PROMOTING THE STATED GOALS.

LOW/MODERATE INCOME HOUSING - FEDERAL/STATE FUNDING
GAITHERSBURG + VICINITY

PROJECT	LOCATION	TYPE	# UNITS	BEDROOMS	FUNDING PROGRAM ¹	REMARKS
Amity Gardens	Laytonsville & Ridge Roads	Garden Apartment	51 family	25 - 2 BR - \$186 26 - 3 BR - \$205	236 (Fedl. assist.)	Occupied 10 rent supplement units
Emory Grove Court	Spiceberry Lane Emory Grove	Garden & Single Family Attached	137 family	23 - 2 BR - \$218 25 - 3 BR - \$262 ----- 37 - 2 BR 39 - 3 BR 6 - 4 BR Sec. 8	236	Occupied Section 8 for existing units
The Willows	W. Diamond Ave.	Garden Apartment	195 family	104 - 1 BR - \$170 91 - 2 BR - \$195	236 + State Asst. Construction & Permanent Loan Financing	Occupied 39 rent supplement units
Stewartown Homes	Goshen & Stewartown Roads	Single Family Attached	94 family	13 - 2 BR - \$195* 62 - 3 BR - \$220* 14 - 4 BR - \$245 ----- 1 - 2 BR 4 - 3 BR Sec. 8	236 + State Asst. Construction & Permanent Loan Financing	Occupied 19 rent supplement units
Emory Grove Village	Morningview Drive	Single Family Attached	55 family	6 - 1 BR 21 - 2 BR 20 - 3 BR 8 - 4 BR	Public Housing, Turkey I	Occupied

...continued...

*Includes personal benefit expenses.
¹See attached explanation of programs.

LOW/MODERATE INCOME HOUSING - FEDERAL/STATE FUNDING (continued)
GAITHERSBURG + VICINITY

PROJECT	LOCATION	TYPE	# UNITS	BEDROOMS	FUNDING PROGRAM	REMARKS
Washington Square	Fairhaven Drive	Single Family Attached	50 family	10 - 2 BR 30 - 3 BR 10 - 4 BR	Public Housing, Turnkey I	Occupied
Middlebrook Square	Scenery Drive	Single Family Attached	76 family	8 - 2 BR 40 - 3 BR 20 - 4 BR 8 - 5 BR	Public Housing, Turnkey I	Occupied
Mineral Springs Village	Rt. 124 & Emory Grove Road	Single Family Attached & Detached	81 family	81 - 3 BR	State Assisted	SFA - \$39,100 - \$40,800 SFD - \$41,000 Under construction
Suburban Park Village	Muddy Branch & Fields Roads	Garden Apartment	168 family	28 - 1 BR - \$176 112 - 2 BR - \$215 28 - 3 BR - \$237	Section 236	Occupied 33 rent supplement units

FEDERAL/STATE HOUSING PROGRAMS

Description of Programs in Gaithersburg Area

SECTION 236 - Rental and Co-operative Housing

This program provides rental housing for low income persons including the elderly and handicapped which is subsidized by a HUD payment of insurance and interest reduction payments to an eligible mortgagee. Tenants pay the "basic rent" or 25% of their income in rent, whichever is higher. Some 236 projects also receive rent supplement payments and Section 8 units.

PUBLIC HOUSING - TURNKEY I

Under the auspices of this program, a private developer builds or rehabilitates existing units which are then purchased by the Local Housing Authority at a pre-arranged price.

STATE CONSTRUCTION AND FINANCING ASSISTANCE

Loans and financing are provided for low and moderate income rental and ownership housing at a below market interest rate. Non-profit sponsors may qualify for loans of up to 100% of development costs for 40-year terms.

SECTION 8 - Assisted Housing

This program, created by the Housing and Community Development Act of 1974, pays out a rent subsidy on behalf of low/moderate income households. The program provides no construction or financing aid, but rather a subsidy to equal the difference between 15% - 25% of an eligible family's income and a predetermined fair market rent for the unit. Units which are newly constructed, substantially rehabilitated, recently completed or existing may all qualify for Section 8 funds.

MONTGOMERY COUNTY

M.P.D.U. PROGRAM¹

(Gaithersburg and Vicinity)

<u>PROJECT</u>	<u>LOCATION</u>	<u>TYPE</u>	<u># M.P.D. UNITS</u>	<u>STATUS</u>	<u>TOTAL SIZE OF PROJECT</u>
McKendree	Montgomery Village	Townhouses	212	104 units sold 1976 2nd section - 82 sold 24 permits issued	212
Quince Orchard Manor	Longdraft and Quince Orchard Rd.	Single Family Detached	28	Section I - 15 units sold; Section II - remaining MPDU not authorized for sewer yet	182
Warfield Tract	Watkins Mill Road	Single Family Attached	37	Received sewer allocation for 15 MPDU's	210
Relda Square (Longdraft)	Longdraft Rd.	Single Family Detached	10	Under construction	68
Watkins Forest	Watkins Mill Road	Single Family Attached	12	Received sewer allocation	83
Seneca Whetstone	Game Preserve Road	Single Family Attached	24	Received sewer allocation	131
Walnut ² Creek North	Goshen Road	Single Attached- Townhouses	15	Under construction Permits issued 5/77 13 MPDU in Sect. I with sewer authorized	253
Mill Creek Forest	Emory Grove Renewal Area	Single Family	28	Under construction Units available late 1977 or Spring 1978	314
		TOTAL	366 *		

¹Montgomery County law requires that all applicants seeking to develop 50 or more housing units at one time, construct 15% of the total number of units to be moderately priced. See Chapter 25A - Montgomery County Code for details.

*Includes only projects with development approvals beyond preliminary plan stage.

²Waiver by Planning Board from compliance with MPDU requirements.

Source: Montgomery County, Office of Housing, Dept. of Community and Economic Development
6/27/77

SOURCES: PERSONS PER DWELLING UNIT BY TYPE OF UNIT

DWELLING UNIT DENSITY AND AVERAGE POPULATION
PER DWELLING UNIT YIELD IN MONTGOMERY COUNTY

Zone	Type Unit	Av. D.U. Per Acre	Maximum Permissible D.U. Per Acre	Average Population/ Household
Rural	S. F. Detached	.18	.20	3.501
RE-2	S. F. Detached	.40	.40	3.501
RE-2	S. F. Detached	.40	.40	3.501
RE-1	S. F. Detached	.90	1.00	3.501
RE-1	S. F. Detached	.90	1.00	3.501
R-200	S. F. Detached	1.40	1.50	3.501
R-200	S. F. Detached	1.55	1.65	3.501
R-200	S. F. Detached	1.85	2.00	3.501
R-150	S. F. Detached	2.10	2.20	3.501
R-150	S. F. Detached	2.40	2.60	3.501
R-90	S. F. Detached	2.80	2.90	3.501
R-90	S. F. Detached	3.00	3.10	3.501
R-90	S. F. Detached	3.45	3.60	3.501
R-60	S. F. Detached	4.00	4.20	3.501
R-60	S. F. Detached	4.40	4.70	3.501
R-T	Townhouses	11.80	12.40	3.013
R-30	Garden Apts.	12.25	14.50	2.456
R-20	Garden Apts.	16.76	21.70	2.456
R-10	Highrise Apts.	33.16	43.50	1.744
R-H	Highrise Apts.	33.16	43.50	1.744

SOURCE: Forecast - People, Jobs & Housing, Montgomery County Planning Board, Oct. 1976

PERSONS PER HOUSEHOLD FOR THE WASHINGTON METROPOLITAN AREA BY JURISDICTION:
1960-1970-1974

	1960	1970	1974	1960-70 Percent Change	1970-74 Percent Change
District of Columbia	2.87	2.72	2.60	-5.2	-4.4
Alexandria	3.15	2.57	2.39	-18.4	-7.0
Arlington County	2.90	2.43	2.26	-16.2	-7.0
Fairfax County	3.87	3.51	3.31	-9.3	-5.7
Montgomery County	3.65	3.30	3.07	-9.6	-7.5
Prince George's County	3.65	3.34	2.94	-8.5	-12.0
Metropolitan Area ¹	3.28	3.10	2.91	-5.5	-6.1

¹Includes Charles County, Maryland

Extracted from: Condominium Housing: A New Homeownership Alternative,
Metropolitan Council of Governments, April, 1976

MONTGOMERY COUNTY
HOUSEHOLD POPULATION BY FORECAST AREA

	Average Household Size		
	1972	1974	% CHANGE
Urban Ring	3.19	2.91	-8.8
Whtn-Silver Spring	3.06	2.83	-7.5
Rockville	3.56	3.19	-10.4
Bethesda	3.04	2.73	-10.2
Potomac	4.04	4.01	-0.7
Colesville	3.60	3.30	-8.3
I-270 Corridor	3.36	3.16	-6.0
Olney	3.91	3.42	-12.5
Rural	3.76	3.46	-8.0

SOURCE: Census Update Survey '74, M-NCP & P Commission, August, 1975.

NEIGHBORHOOD AND COMMUNITY COST ANALYSIS

	A Single-Family Conventional	B Single-Family Clustered	C Townhouses Clustered	D Walk-Up Apartments	E High-Rise Apartments	F Housing Mix (20% Each)
Dwelling Units	1,000	1,000	1,000	1,000	1,000	1,000
Average Floor Area Per Unit (Square Foot)	1,600	1,600	1,200	1,000	900	1,260
Total Population	3,520	3,520	3,330	3,330	2,825	3,300
Persons per Unit	3.5	3.5	3.3	3.3	2.8	3.3
School Children	1,300	1,300	1,100	1,100	300	1,100
Total Acreage	500	400	300	200	100	300
Residential Density						
Units per Gross Acre	2	2.5	3.3	5	10	3.3
Units per Net Residential Acre	3	5.0	10.0	15	30	6.9

SOURCE: The Costs of Sprawl, Real Estate Research Corporation; April, 1974.

ACKNOWLEDGEMENTS/SOURCES

Staff wishes to acknowledge the assistance of the following persons and agencies who contributed information used in the completion of this report:

- Bob Hnat Maryland-National Capital Park & Planning Commission
- Joan Yamamoto Maryland-National Capital Park & Planning Commission
- Fred Selden Metropolitan Washington Council of Governments.
- Gary Cuddeback Montgomery County Office of Housing
- William N. Hurley, Jr. Kettler Brothers, Inc.
- Linda K. Schut City of Gaithersburg

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